

ARCHITECTURAL DESIGN REVIEW BOARD
REGULAR MEETING MINUTES
August 14, 2017

The Architectural Design Review Board held a regular meeting on Monday, August 14, 2017 at 6:00PM at Stonington Town Hall, 152 Elm Street, Stonington, CT.

Attending were members, Bob Birmingham, Mollie Burton, Susan Cullen, Christopher Delaney, Michael McKinley and Christopher Thorp. Member, Mark Comeau, was absent. Also present was Town Planner, Keith A. Brynes.

Chairman McKinley called the meeting to order at 6:02PM.

ADRB #1704 – Review of Planning and Zoning Commission Application #PZ1720SPA & CAM, Site Plan and Coastal Area Management Application for 42 multi-family dwellings in 7 individual structures and a separate, one-story, 8 car garage as per previously approved Master Plan. Property located at 2 Harry Austin Drive, Mystic. Assessor's Map 160, Block 4, Lot 8. Zone IHRD-2. Applicant-Greylock Property Group, LLC. Owner – Edgewood Mac, LLC.

Representing the applicant were Architect, Matt Williams, Landscape Architect, Stephen Wing, and Eric Burns and Brian Navarro of Greylock Property Group. Chairman McKinley reviewed the Board's comments on the Master Plan application for this development from 1/17/17. Mr. Williams presented the application. Building massing and design are similar to those reviewed by the Board for the Master Plan approval but with additional detail.

Mr. Wing presented the landscaping plan. A monument to the former mill was not included in these plans per the Board's previous recommendation. An interpretive sign is proposed to inform the public about the site's history. Bricks from the former mill tower will be reused in the new detached sign. Small trees near the driveways of individual units will be varied to provide character. Mr. Williams stated that the central green space was left open per the Board's previous recommendation. A new mail house and new pedestrian path to the street are proposed. A time capsule is also planned which will contain historical information on the site and contemporary items. Mr. Williams described circulation elements; siting the vehicular access on the eastern side reduces conflict with YMCA traffic.

Mr. Birmingham asked about joint access with the undeveloped corner lot which is approved to become an office building. Mr. Williams stated that the idea could be considered in the future but the development will be governed by a homeowners association. Mr. Thorp asked about buffering between this site and the corner lot. Mr. Wing stated that there will be a modular block wall covered with ivy. Mr. Thorp recommended simplifying the palette of landscaping materials throughout the site.

Mr. Williams presented the building elevations. Buildings will feature vinyl shingles with a lower level stone veneer. Exact products and colors have not been selected. Mr. McKinley discussed the importance of adequately siting and screening AC condenser units, meters and propane tanks. Heating source for this project has not been determined but if there are propane tanks they will be underground and properly anchored. Mr. Delaney recommended enhancing the walkways through the parking lot with painting or material change. Mr. McKinley recommended eliminating the white corner boards from the buildings for a more historic appearance. The Board commended the design and requested building material and color submissions. The Board discussed the need for adequately scaled landscaping between the buildings and Harry Austin Drive to provide a better public/private transition.

Ms. Cullen motioned to approve this application with the following modifications; seconded by Ms. Burton. The motion was unanimously approved.

Modifications:

1. Condenser units and outdoor utilities shall be properly screened with meters hidden to the extent possible.
2. Submit samples of exterior materials and colors for Board review.
3. Submit details for both walls to be submitted for review.
4. Further development of landscaping along Harry Austin Drive to transition from public to private space.
5. If utilized, propane tanks shall be below grade.

The Board stated that its review of the above items could occur after Planning and Zoning Commission consideration.

ADRB #17-05 – Review of proposed 5,780SF boat storage building. Property located at 35 Campground Rd., Old Mystic. Assessor’s Map 167, Block 1, Lot 6. Zone GC-60. Applicant/Owner – CGR Associates, Inc.

The application was presented by owner/applicant, David Snedicker. The boat storage building is proposed on the site’s only buildable area. The applicant is requesting a waiver of formal (stamped) architectural and landscaping plans. A row of arborvitaes is already present along the south property line. 3 sugar maples are proposed along the site frontage. Mr. Thorp recommended red oaks as a hardier alternative. Mr. Snedicker stated that he may want to add windows to the building if possible. Board members stated that submission of specific exterior materials was not necessary and that adding windows would not require further review.

Ms. Burton motioned to approve the application with one modification; seconded by Mr. Birmingham. The motion was unanimously approved.

Modification:

1. Change proposed sugar maples to red oaks.

Review of Meeting Minutes:

Ms. Burton motioned to approve the draft minutes of the 6/12/17 meeting; seconded by Mr. McKinley. The motion was unanimously approved.

Ms. Burton motioned to adjourn the meeting; seconded by Mr. Birmingham. The meeting was adjourned at 7:05PM.

Respectfully submitted,



Susan Cullen, Secretary